



PLANNING COMMISSION MINUTES

Meeting of September 26, 2019

Logan City Council Chambers (290 North 100 West Logan, UT 84321) www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session on Thursday, September 26, 2019. Chairman Nielson called the meeting to order at 5:30 p.m.

Commissioners Present: Roylan Croshaw, Regina Dickinson, Jess Lucero, Tony Nielson, Eduardo Ortiz

Commissioners Excused: Sandi Goodlander, Dave Newman

Staff Present: Mike DeSimone, Russ Holley, Aaron Smith, Debbie Zilles, Kymber Housley, Paul Taylor, Bill Young, Jeannie Simmonds (City Council liaison)

Minutes from the September 12, 2019 meeting were reviewed. Commissioner Ortiz moved to approve the minutes as submitted. Motion seconded by Commissioner Croshaw. Approved unanimously.

PUBLIC HEARING:

PC 19-037 Cannon Heritage Consultants, Inc. [Conditional Use Permit] Kenneth Cannon, authorized agent/owner, is requesting a Conditional Use Permit to allow up to 2 off-site employees at a home occupation located at 1015 East 100 North. The property has two 2-car garages and driveway parking that will accommodate business vehicles and employee parking. The home occupation is in the Neighborhood Residential (NR-4) zone; TIN 07-046-0060.

STAFF: Mr. Smith reviewed the request to allow up to two (2) non-resident employees at a home occupation. The Land Development Code (LDC) permits between 2-3 non-resident employees with a Conditional Use Permit. A portion of the home will be used as an office Monday-Friday from 8:00 am to 5:00 pm. Parking for non-resident employees will be in the 4-car garage.

PROPONENT: Kenneth Cannon explained that the type of work will be report preparation; there should be little-to-no client traffic.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Lucero moved to **conditionally approve** a Conditional Use Permit as outlined in PC 19-037 with the conditions and findings for approval listed below. Commissioner Ortiz seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Two dedicated off-street parking stalls within either the parking garage or the driveway shall be provided during business hours for employee parking.
3. The home occupation shall not exceed 25% of the gross floor area of the residence.

4. Prior to issuance of business license, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Water/Cross Connection
 - i. A water hazard assessment should be done to identify any possible cross connections posed to the occupants or Logan City water system.

FINDINGS FOR APPROVAL

1. This home occupation is compatible with surrounding land uses and zoning designations and, as conditioned, will not interfere with the use and enjoyment of adjoining properties.
2. The project provides adequate off-street parking.
3. Infrastructure to the property has adequate capacity, or suitable levels of service, for the use.
4. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
5. The project was noticed as required by State and City regulations and proper procedure was followed in processing this request.

Moved: J. Lucero **Seconded:** E. Ortiz **Approved:** 5-0
Yea: Croshaw, Dickinson, Lucero, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-038 Westside Coffee – East Location [Conditional Use Permit] John McMorris/John Wheeler, authorized agent/owner, request a permit to operate a coffee shop located at 1341 East 700 North in the Neighborhood Commercial (NC) zone; TIN 07-007-0030.

STAFF: Mr. Holley reviewed the request for a new coffee shop at this location. Seating will be in an ~600 SF area with food preparation and administrative areas in the remaining space. A coffee roaster is proposed near the center of the building and the hours of operation have been requested to be 7:00 AM to 11:00 PM. The Land Development Code §17.11.030 requires a Conditional Use Permit in the Community Commercial (CC) zone for restaurant uses.

PROPONENT: John McMorris, the owner, said they currently operate a coffee shop on 100 West with only two (2) parking spaces. He does not think parking will be an issue. This location was chosen due to the proximity to USU and he anticipates quite a bit of student bike and pedestrian business. When school is not in session, there will be more street parking available. He suggested exploring changes to the parking restrictions in the area. Rather than 1 or 2-hour spots, changing it to 15-30 minute spaces. This will be more of a “grab and go” type of business rather than seated dining. Business hours will be 7:00 a.m. to 11:00 p.m. Mr. McMorris answered for Chairman Nielson that roasting no more than 300 lbs. a week is an adequate condition of approval.

PUBLIC: Marge Seeholzer, from Beaver Mountain, would love to have a coffee shop there, but is worried about parking, which is already a problem. Fredrico’s overflow parking often spills over into her parking area.

Jim Perry, Fredrico’s general manager, has the same concern with parking. Fredrico’s pays to use some of the Beaver Mountain parking. Signage is not always effective and he has witnessed many people park in his spots to patronize the previous cookie store. He wants to have good relations with the neighboring business while protecting his business.

Wayne Wheeler, the owner of the building, understands the parking concerns. He has seen the parking regulations on the street change from 1-hour to 2-hour parking, which makes it easier for students to use instead of business patrons. When the building was purchased they lost one stall and it has been difficult to attract tenants. He would like to see consideration for everyone involved and find ways to work together.

Carol Denniston, a lifelong resident, agreed that parking is a concern. She does not feel that USU should not be able to monopolize local City streets for student parking. The University should provide more student parking so that local businesses can succeed. She recommended signing the areas as “business parking only”.

COMMISSION: Commissioner Croshaw asked about the parking around the other businesses and how it is managed. Mr. Holley said the angled parking on the west side belongs to Fredrico’s and the area on the east side is Beaver Mountain parking.

Commissioner Dickinson asked if Fredrico’s parking spots were signed. Mr. Holley said each stall is not individually signed, however, there is signage in the area. He explained that employee parking is factored into the Code requirement of every 150 SF of dining requiring one parking stall.

Commissioner Ortiz said this area seems unfriendly to pedestrian travel. Mr. Holley explained that the permit for the previous cookie business required a walkway to be put in that led to the front entrance. The sidewalk meets the 5’ minimum ADA standard for width. Commissioner Ortiz said pedestrian circulation from the parking lot is difficult. Mr. Holley agreed and advised that the challenge is the changing requirements from the time the building was originally built to present.

Mr. Housley, the City Attorney, said the process to change parking time limits would begin with the City Engineer. Commissioner Lucero asked if the consensus in this area would include the residents as well as the businesses. Mr. Housley said the Engineering Department would determine how broad the consensus area would be. Mr. Young, the City Engineer, said in the past, parking limits have been handled through Police Parking Authority. The Engineering Department can work with other departments to review the parking.

Commissioner Lucero suspects that much of the business will be students walking by who stop in to get a drink. The current parking does meet what is required. As a separate issue, however, she would like to see a solution regarding the on-street parking time limits.

Commissioner Croshaw had an opportunity to drive through the Adams neighborhood and around the campus to research parking problems. Most of the concerns related to street parking seem to be a policing issue and enforcing the time restrictions.

MOTION: Commissioner Lucero moved to **conditionally approve** a Conditional Use Permit as outlined in PC 19-038 with the amended conditions and findings for approval as listed below. Commissioner Ortiz seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The business shall provide four (4) parking stalls based on 600 SF of dining area. If the dining area dimensions change, parking requirements will need to be met as per City Code.
3. All new exterior lighting shall comply with Logan City’s dark-sky friendly ordinance with all fixtures concealed source and down cast so that they do not illuminate adjacent properties.
4. The business shall lower sound/noise levels in compliance with Logan City ordinance between 10:00 PM and 7:00 AM.
5. Coffee roasting shall be limited to no more than 8 hours a day and no more than 300 lbs. a week.
6. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
7. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.

8. No signs are approved with this project. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
9. No fences are approved with this project. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
10. Prior to issuance of a Business License, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Water
 - i. Water main currently has a backflow assembly for containment protection (City protection). It, and any others, will need to be tested before final inspection for sign off. All points of use of water will need to comply with current code to pass final inspection.
 - ii. Any fire suppression systems or landscape irrigation systems connected to Logan City water must have proper backflow protection, and all assemblies must be tested, and report turned into Logan City Water.
 - iii. All points of use of water must comply with current IPC and Utah State Amendments.
 - iv. Project shall comply with all Utah Division of Drinking Water Rules & Regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.
 - b. Fire
 - i. This is an existing commercial building. Fire apparatus access is provided within 150' of all areas around the exterior from 700 North. Existing fire hydrant at 700 N. Hillcrest Ave. (NW Corner) is within 400' of all areas around the exterior of the existing building. Fire flow for the size and construction type is adequate.

FINDINGS FOR APPROVAL

1. The building and site developments are consistent with the ordinance and regulations associated with the CC zoning district and does not exceed maximum density.
2. The use is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining properties as conditioned.
3. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
4. As conditioned, the project provides parking in conformance with Title 17.
5. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
6. The adjacent street provides access and is adequate in size and design to sufficiently handle traffic and utility demands related to the land use.

Moved: J. Lucero **Seconded:** E. Ortiz **Approved:** 5-0
Yea: Croshaw, Dickinson, Lucero, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-039 Merrill Rezone [Zone Change] Dan Larsen/Jed & Reva Merrill, authorized agent/owner, request a zone change of 8.11 acres located at 1105 West 2200 South from Commercial (COM) to Mixed Residential (MR-20); TIN 03-006-0009. (Woodruff Neighborhood)

STAFF: Mr. Holley reviewed the request to rezone approximately 8.11 acres at 1105 West 2200 South from Commercial (COM) to Mixed Residential (MR-20). The rectangular-shaped parcel currently has one home, built in 1961, near the south property line with two adjacent accessory structures. The remaining area is agricultural land. The property has approximately 360' of frontage along 2200 South and is approximately 930' in depth running north and south. 1000 West is planned to align along the east side of this property as it extends south of the newly-installed traffic signal at the intersection of Hwy 89-91. This property was annexed into Logan City in May 2017. It has been zoned Commercial (COM) ever since.

PROPONENT: Dan Larsen said there were quite a few factors considered when figuring out what to do with the property. There are more residential-type uses than commercial uses in the area. The motel, zoned commercial by definition, is more of a residential-type use. 1200 West no longer connects to Hwy 89. The thought of that becoming a large commercial area is limited by the access. There is a more need for housing than commercial within the City. The south (Nibley) is residential, the west is the trailer park and this property would be more successful as Mixed Residential.

PUBLIC: James Merrill will be the owner/occupant of a home that will be located where the existing garage is. The property to the east is the existing RV park and the only commercial property is the warehouse that recently went in.

Jed Merrill, the owner of the property, said this used to be a milk ranch in 1960. The home was built in 1961. There is housing across the street and Mixed Residential makes more sense than leaving it Commercial.

COMMISSION: Commissioner Ortiz asked when the Future Land Use Plan (FLUP) was approved. Mr. Holley advised that it was approved in 2008 with an update a few years ago, and staff is currently working on another update. The recently-annexed Strata property was rezoned to MR-20.

Mr. Holley confirmed for Commissioner Croshaw that the distance from the west property line to 1200 West is less than a block (~500').

Chairman Neilson said his biggest struggle is with 1000 West coming through and the City's intent of this being a commercial node; in that regard, this seems like the best place for it.

Commissioner Lucero asked how the future of 1000 West conflicts with this request. Mr. Holley explained how the 1000 West alignment will curve from a perpendicular intersection line to connect with Nibley to the south, at which time, it will likely become a major collector road. 1200 West is currently a cul-de-sac with limited access and could be vacated in the future. 2200 South could change if it becomes a signalized access.

Chairman Nielson noted that we cannot control what Nibley City does. Mr. Holley said Nibley City shows this area planned to be single-family residential.

Mr. DeSimone said this is quite a challenge as there are valid arguments for either choice. It is difficult to see commercial ground given up, however, there is no current demand for commercial. There is also a benefit for providing housing for employment in the area. Changes to the FLUP will be coming to the Commission in the next few months for review.

Mr. Holley answered for Commissioner Lucero that the housing stock is circa 1960-70. She said it is understandable how staff grappled with the recommendation; part of her struggle is the fact that property to the east was rezoned Mixed Residential.

MOTION: Commissioner Dickinson moved to recommend **denial** to the Municipal Council for a rezone of approximately 8.11 acres of property located at 1105 West 2200 South from Commercial (COM) to Mixed Residential Medium (MR-20). Commissioner Croshaw seconded the motion.

FINDINGS FOR DENIAL

1. The Future Land Use Plan (FLUP) identifies the area as Commercial.
2. The property is located close to the new traffic signal at Hwy 89/1000 West and area designated in the LDC and South Corridor Plan as a commercial node.
3. Based on area residential inventories, multi-family units outnumber single-family and mobile home units combined.

4. The future alignment of 1000 West will act as a barrier from commercial uses to the west and residential uses to the east

Moved: R. Dickinson **Seconded:** R. Croshaw **Approved:** 3-2
Yea: Croshaw, Dickinson, Nielson **Nay:** Lucero, Ortiz **Abstain:**

PC 19-030 Logan Riverwalk Commercial Building – *continued from Sept. 12, 2019* -

[Design Review Permit] Bracken Atkinson/Riverwalk Q02 Office LLC, authorized agent/owner, request construction of a 2-story (18,000 SF each level) office building on 1.77 acres located at ~80 East 400 South in the Commercial (COM) zone; TIN 02-054-0008;-0009;-0043. (Wilson Neighborhood)

STAFF: Mr. Holley reviewed the request to construct a new two-story stucco 35,000 SF office building at the corner of 100 East and 400 South. The 1.77-acre project site currently consists of four (4) different parcels. This proposal is the northeast corner of the new Logan Riverwalk project that has recently been approved for a new hotel and retail buildings north of the Logan River. The development is connected through internal pathways and a riverside walkway that connects Main Street to 100 East. The development will be connected to the adjacent Riverwoods development via a pedestrian bridge over the Logan River. The proposal includes surface asphalt parking located around the building, landscaping, and two driveway accesses.

Changes to the project were highlighted, including, the updated materials of Corten steel, brick, different types of concrete applications, decorative wood fins, and new site plan as requested by the Commission at the last meeting.

PROPONENT: Bracken Atkinson, from Wasatch Development Group, recently had a meeting with a potential tenant and representatives from four major tech companies, who indicated that they would not contract in the proposed building because it is not a modern design. They indicated the desire for tilt and concrete. The request for a 22.5' setback will help with parking. Sidewalk connectivity in the south is difficult because that area is so tight and would affect parking. Reducing the landscaping around the parking areas will create less room between the curb and sidewalk and vehicles could overhang onto the sidewalk area. The material changes tie everything together. Regarding open space, he asked that the entire project be taken into consideration regarding the proposed 19% versus the required 20%.

PUBLIC: None

COMMISSION: Mr. Holley explained that the setbacks should match the adjacent zone, which in this case would require 25' in front and 20' on the corner. The applicant is requesting 22.5' on both sides.

Commissioner Croshaw pointed out that any change for pedestrian connection on the south would affect parking. Mr. Holley agreed that it would be a challenge.

Commissioner Ortiz asked about the condition for a boundary line adjustment. Mr. Holley said this is no longer applicable and can be removed. Parking located on a separate parcel is fine in a commercial zone.

Commissioner Dickinson asked if the concrete design would be enforced by the Building Department. Mr. Taylor, the Chief Building Official, said it would be, most of this type of design is pre-formed and then installed on site.

Commissioner Croshaw said the request for reduced setbacks of 22.5' seem to provide balance.

Commissioner Dickinson is fine with the proposed 19% open space; Chairman Neilson agreed.

MOTION: Commissioner Croshaw moved to **conditionally approve** a Design Review Permit as outlined in PC 19-030 with the amended conditions and findings for approval listed below. Commissioner Ortiz seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The front yard building setback (north) shall be 22.5' and the corner yard building setback (east) shall be 22.5' to match the NR zones across the streets.
3. The building shall have 4-sided architecture with rear facade architectural features matching front facades. All entryways shall have minimum weather protections and features that emphasis inviting entrances.
4. All frontage and exposed ground floor sides shall meet 30% transparency requirement.
5. A minimum of 116 parking stalls shall be provided for the office at a ratio of one (1) parking stall per every 300 SF of office space. A bike rack shall be installed on-site for bike parking.
6. Parking for the commercial buildings will be in the side or rear yard.
7. A minimum parking setback of 10' along 400 South is required. A dense landscaping buffer will be constructed between the parking and the sidewalk along 400 South and 100 East. The buffer shall conform with Type "C" Separation LDC 17.32.070.B.
8. Pedestrian pathway connections shall be made from the adjacent streets and throughout the site in a relative direct manner.
9. A performance landscaping plan, prepared in accordance with LDC §17.32, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees required along public streets every 30'. Coordinate species and location with the City Forester.
 - b. Open and usable outdoor areas shall total 19%
 - c. A total number 35 trees and 88 shrubs, perennials and grasses shall be provided.
 - d. 2,088 SF of landscaping shall be placed inside and adjacent to the parking lot areas.
10. Dumpsters near the street shall be visually screened/buffered by landscaping and/or fencing.
11. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
12. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the LDC.
13. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the LDC.
14. Surface storm-water retention and detention facilities shall be in areas away from public streets and buffered from view.
15. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Water
 - i. Each unit's water main needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections, so each unit is independently controlled and protected.
 - ii. All landscape irrigation connected to Logan City water must have a high-hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them.
 - iii. Fire suppression systems that connect to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.

- iv. All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction
- v. Project shall comply with all Utah Division of Drinking Water Rules & Regulations, including, but not limited to those pertaining to backflow protection and cross connection prevention.
- b. Engineering
 - i. Provide storm water detention/retention per Logan City Storm Water Design Standards. This shall include the retention of the 90% storm event onsite utilizing Low Impact Design practices near buildings and parking areas for retention of the 90% storm event.
 - ii. Provide water shares, or an in-leu of fee, for increased demand for proposed new development. Shares required shall be based on Utah Administrative Code R309-510-7 for both indoor and outdoor demands.
 - iii. Any existing unused water and sewer service connections to the existing City utility mains shall be capped at the City utility main line(s).

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties due to building design, materials, landscaping, and setbacks.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The conditioned project provides adequate off-street parking.
5. The project met the minimum public noticing requirements of the LDC and the Municipal Code.
6. 100 East and 400 South provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

Moved: R. Croshaw **Seconded:** E. Ortiz **Approved:** 5-0
Yea: Croshaw, Dickinson, Lucero, Nielson, Ortiz **Nay:** **Abstain:**

PC 19-035 Mill Creek – **continued from Sept. 12, 2019** - [Design Review Permit] Jared Nielson/Mill Creek of Logan LLC, authorized agent/owner, request a 6-story, 75-unit apartment complex, with 1 and 2 bedroom units and a lower level parking garage. There will be 4 levels of living and 2 levels of parking on .94 acres located at 100 West 100 South in the Town Center (TC-1) zone; 02-046-0015;-0016. (Ellis Neighborhood)

STAFF: Mr. Smith outlined proposal is to construct one (1) residential apartment building with 75 residential units, structured parking, and rooftop patio. The proposed building has a footprint of 25,675 SF and varies between 4-6 floors. The structured parking is located on the first and second floors, with residential units located on the third through sixth floors. The building fronts both 100 South and 100 West, with the primary pedestrian entrance located on 100 South. Vehicle access is provided on both 100 South and 100 West. Limited surface parking is provided to the south of the building. Other site improvements include a dog park for residents.

PROPONENT: Jared Nielson explained that the requested changes have been made. Because increased transparency of the parking structure was a concern with it being lighted 24/7, trees and shrubs with more vertical height were added to break up the facade.

PUBLIC: An email was received prior to the meeting from Joseph Needham supporting the project.

COMMISSION: Mr. Smith clarified for Commissioner Croshaw that the exterior materials will be mainly stucco and a stone veneer.

Commissioner Ortiz asked about the transparency on the different levels. Mr. Smith advised that, as proposed, on the west elevation, it is 23% on level 1; 17% on level 2 and the other levels are 10% or less; the east elevation level 2 is 7%.

Commissioner Dickinson understands the desire for not adding additional transparency on the parking structure, however, she is concerned with the amount of stucco because it is a material that generally does not age well. The other changes make the building look more even.

Commissioner Croshaw thinks they have done a good job of addressing the concerns from the previous meeting.

Commissioner Ortiz likes the changes, especially the setback in this location.

Commissioner Lucero thanked the proponent for a good job implementing the requested changes.

Chairman Nielson would like to see more building materials used, however, it does meet the Code requirement. He noted that he would like to see all the information sent out in the packets and encouraged enforcement of meeting deadlines.

MOTION: Commissioner Croshaw moved to **conditionally approve** a Design Review Permit as outlined in PC 19-035 with the conditions and findings for approval listed below. Commissioner Lucero seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The Planning Commission grants a density bonus of 30 units per acre as the project provides for a parking structure for at least 75% of the required parking stalls.
3. One (1) residential structure with seventy-five (75) dwelling units is approved with this permit.
4. Final floor plans of all residential units shall be provided to Community Development to verify unit count and configuration.
5. The 100 South setback of 11.28', as proposed in the alternative layout, is approved.
6. The Planning Commission permits the setback along 100 West to be reduced to 4' as findings have been made to support a reduction of the 10' maximum setback for residential structures in the TC-1 zone.
7. The parking setback shall be 5'.
8. Right-of-way dedication or a public access easement shall be provided along 100 South, so that all sidewalk and park strip is accessible to the public.
9. The project shall provide 134 parking stalls. 7 of the parking stalls shall be provided for visitors. Final parking totals subject to verification of unit count and configuration.
10. The project shall provide parking stalls in accordance with LDC dimensional size standards and specifications.
 11. Compact parking stalls shall not exceed 10% of total parking and shall be a minimum of 8' 6" wide.
 12. Double loaded parking stalls shall be assigned to the same dwelling unit.
 13. A performance landscaping plan, prepared in accordance with LDC§17.39, and consistent with the proposed landscaping, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit.
 14. Street trees shall be planted along all adjacent streets at 30' on center.
 15. Enhanced vertical landscaping that matches "Type C" in LDC 17.32.070 shall be placed in the areas between the sidewalk and the parking lot along 100 West.
 16. Building materials, as proposed in the alternative building elevations, are approved.
 17. Building fenestration, as proposed in the alternative building elevations, is approved.

18. Building height is subject to a residential height transition and shall be a maximum of 35' at the minimum setback for areas with the 150' radius of the NR-6 zone.
19. Building height outside of the transition zone shall be a maximum of 55' at the property line and may increase 1 vertical foot for every horizontal 2 feet up to a maximum of 80'.
20. Dumpster and garbage collection areas shall be screened by landscaping and/or walls from public view.
21. Exterior lighting shall be concealed source, down-cast and reviewed and approved prior to the issuance of a building permit and shall comply with current LDC regulations.
22. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
23. No fences are approved with this Design permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
24. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
25. Weather protection shall be provided above all pedestrian entrances.
26. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Fire
 - i. Fire sprinklers, fire alarms, fire hydrants, aerial apparatus access and standpipes required.
 - ii. At least one side shall be established as an Aerial Fire Apparatus Lane. This side shall be free of any aerial obstruction (trees powerlines etc.)
 - iii. A fire hydrant is required within 400' of all points around the exterior of the building and a fire hydrant is required within 100' of the fire department connection.
 - b. Engineering
 - i. Provide Storm Water detention or retention per City Storm Water Design Standards. This includes the on-site retention of the 90% storm event using Low Impact Design practices. If site is greater than 1 acre provide City with a Storm Water Pollution Prevention Plan, Storm Water Maintenance Agreement, and an NOI from the State.
 - ii. Provide the City with water shares, or an in-lieu fee, for increased demands to City water sources. Demand shall be for indoor and outdoor uses as required per Utah Administrative Rule R309-510-7.
 - iii. Land Development Code requires a 15' setback from top of canal bank. If this project has a lesser dimension, written permission from Canal Company (Crockett and Logan Northwest Field) must be provided to the City. By State law the canal company must sign off on all civil construction drawings before a building permit will be issued.
 - iv. City reserves right to have access to development on 100 South be a right in/right out, now or in the future, due to signal/road improvements and the proximity of this access to the intersection.
 - v. All enclosed parking floor drains shall discharge to the City sanitary sewer collection system.
 - vi. All sidewalks shall be 5' unless adjacent to curb and gutter which shall be 6'.
 - vii. Provide city with Property Line Adjustment to combine existing lots into a single lot.
 - c. Water/Cross Connection
 - i. Any landscape irrigation connected to Logan City water must have high-hazard backflow protection and be tested.
 - ii. Any fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested.
 - iii. Water main/s must have a RP (ASSE1013) installed and tested as it enters the building. Living units and businesses must have separated water supplies with own backflow protection to help prevent cross contamination incidences.
 - iv. All points of use of water must comply with IPC and Utah state amendments during and after construction.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. Reduced residential setbacks are consistent with the design and placement of the building, the use of landscape buffers, and setbacks for other buildings in the area.
3. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
4. The project provides required off-street parking.
5. The project meets the goals and objectives of the TC-1 designation within the Logan General Plan by providing services near high-capacity roadways and is designed in a way for easy circulation of both pedestrians and vehicles.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 100 South and 100 West provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

Moved: R. Croshaw **Seconded:** J. Lucero **Approved:** 5-0

Yea: Croshaw, Dickinson, Lucero, Nielson, Ortiz **Nay:** **Abstain:**

IV. WORKSHOP ITEMS for October 10, 2019

- ✓ PC 19-040 Foothill Residential Rezone

MEETING ADJOURNED at 7:30 p.m.